

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report prepared by: Staci Pereira

Public Hearing: Yes: X No:

Notices Mailed On: 4-30-04

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TITLE: **USE PERMIT AMENDMENT NO. UA2004-33 AND "S" ZONE APPROVAL AMENDMENT NO. SA2004-33**

Proposal: Request for a new 25-foot tall freestanding sign to replace two existing freestanding signs for a Shell Gas Station, zoned Highway Service.

Location: 950 E. Calaveras Blvd. (APN 86-29-027)

RECOMMENDATION: **Approval with conditions.**

Applicant: Arc Inc., Attn: Don Duhamel, 940 Tyler Street, Suite 23, Benicia, CA 94510

Property Owner: Shell Oil Products, 12700 Northborough Drive, Houston, TX 77067

Assessee: Equilon Enterprises LLC, 1161 Embarcadero Road, Palo Alto, CA 94303-3152

Previous Action(s): "S" Zone approval and amendments, use permit

Environmental Info: Exempt

General Plan Designation: Highway Service

Present Zoning: Highway Service

Existing Land Use: Gasoline Service Station

Agenda Sent To: Applicant & owner (both noted above)

Attachments: Plans

PJ No. 2366

BACKGROUND

In June of 1972, the Planning Commission approved a gas station and car wash. Subsequent Planning Commission approvals include the addition of a 160 square foot cashier kiosk near the

gas pumps in 1978, repainting of the building and a patio cover in 1995, addition of a coffee cart kiosk in 1996 and the installation of a groundwater extraction and treatment system in an exterior enclosure and the removal of a protected tree in 2002. Staff recently approved new building signage and repainting of the buildings and structures on April 20th of this year.

Site Description

The Shell gas station is located on East Calaveras Boulevard, near the Interstate 680/Calaveras Boulevard interchange. Neighboring land uses include a window depot retail store to the south, a rollerskate entertainment complex to the southeast, Interstate 680 to the east, a full service hotel and office uses to the north and office and medical uses to the west. Further south is a residential development and industrial uses.

THE APPLICATION

The Use Permit Amendment application is submitted pursuant to Chapter 30, Section 3.03 (c) (Freestanding signs over six feet in height) and Chapter 10, Section 57.00 (Conditional Use Permits) and the “S” Zone Approval Amendment is pursuant to Chapter 10, Section 42.10 of the Milpitas Zoning Ordinance.

Project Description

The applicant requests to remove the existing 15’-10” tall freestanding sign and 6-foot tall price sign in the northwest landscape planter and replace them with one new 21-foot tall sign in the same location. The new sign would be two-sided and comprised of a 18’(h) x 7’(l) x 9”(w) panels attached to a 21-foot tall aluminum frame for the display of gas prices and the shell logo. The internally illuminated panels for the signage would be a gray plastic with the gas types in white lettering and the gas prices in black lettering and a white top with the shell logo in red and yellow. The sign would be located in the northwest landscape mound that is approximately 4-feet in height. Therefore, the overall height of the sign installed would be 25 feet tall.

Conformance with the General Plan

The proposed project complies with the City’s General Plan in terms of Guiding Principle 3.b-G-1 in that the sign serves to direct vehicles in the facility which assists in providing for a safe, convenient and efficient vehicular movement within the Highway Service area.

Conformance with the Zoning Ordinance

The project complies with the Zoning Ordinance in that it is consistent with the purpose and intent of the Highway Service District that assists in providing personal and business services oriented toward the automobile customer. In addition, the project does not conflict with any of the district’s development standards.

Conformance with the Sign Ordinance

The site has approximately 423 lineal feet of street frontage along E. Calaveras Blvd. Per the Sign Ordinance, Section 3.03 (Freestanding Signs), which allows one (1) freestanding sign for each individual parcel’s public street frontage, the parcel is permitted 1 freestanding sign.

Additionally, to determine maximum height for freestanding signs one (1) foot of height, to a maximum of 25 feet, for each eight (8) feet of public street frontage is allowed. Thus, the height of the proposed freestanding sign is in conformance with the sign ordinance, which would allow 1 freestanding sign up to 25-foot tall, if deemed appropriate through a use permit process.

Based on 423 lineal feet of street frontage, the total signage permitted for the site is 846 square feet (2 square feet of sign are per lineal foot of street frontage). The building signage recently approved by staff (1 exit and 1 entrance sign for carwash) totals approximately 4 square feet. The proposed freestanding sign would consist of 108 square feet (the sign ordinance only counts one-side of sign since the width is less than 24 inches). Thus, the total signage for the site would be approximately 112 square feet and well within the sign area allotted for the site.

Conformance with the “S” Zone Combining District

The project complies with the “S” Zone Combining District in that the proposed freestanding sign is attractive and harmonious with the subject building and site and replaces two signs, one of which is more massive, outdated and unattractive, with a more streamlined and modern sign. In addition, the materials used are durable and result in a high quality finish. However, to address the bare area that would result from a freestanding sign with a smaller base, *staff recommends* a condition of approval that a new landscape area around the base of the new sign be planted with annual flowers and replaced seasonally. Staff concludes, as conditioned, that no adverse visual impacts would result from the proposed project in terms of height, location, color or materials.

Community Impact

Staff concludes that the project, as conditioned, will meet the requirements as set forth within the City of Milpitas regulations and will not create a negative community impact. The freestanding sign is compatible with other service station signs in the Highway Service District and is consistent with colors used elsewhere on the site, specifically on the building. In addition, the interior illumination is not anticipated to create any glare. There are no noise, odor, traffic or parking impacts associated with the project. Therefore, as conditioned, the project will not create any adverse community impacts and will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare.

Conformance with CEQA

The proposed project is categorically exempt from further environmental review pursuant to Class 11, Section 15311 (“Accessory Structures – On-premises Signs”) of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

Close the Public Hearing. Approve Use Permit Amendment No. UA2004-5 and “S” Zone Approval Amendment No. SA2004-33 based on the Findings and Special Conditions of Approval listed below.

FINDINGS

1. The proposed project complies with the City's General Plan in terms of Guiding Principle 3.b-G-1 in that the sign serves to direct vehicles in the facility which assists in providing for a safe, convenient and efficient vehicular movement within the Highway Service area.
2. The project complies with the Zoning Ordinance in that it is consistent with the purpose and intent of the Highway Service District that assists in providing personal and business services oriented toward the automobile customer. In addition, the project does not conflict with any of the district's development standards.
3. The project complies with the "S" Zone Combining District in that the proposed freestanding sign is attractive and harmonious with the subject building and site and replaces two signs, one of which is more massive, outdated and unattractive, with a more streamlined and modern sign.
4. The proposed project is consistent with the City's Sign Ordinance in terms of number of freestanding signs, sign height, and sign area.
5. As conditioned, the project will not create any adverse community impacts and will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare.
6. The proposed project is categorically exempt from further environmental review pursuant to Class 11, Section 15311 (Accessory Structures – On-premise signs) of the State CEQA Guidelines.

SPECIAL CONDITIONS

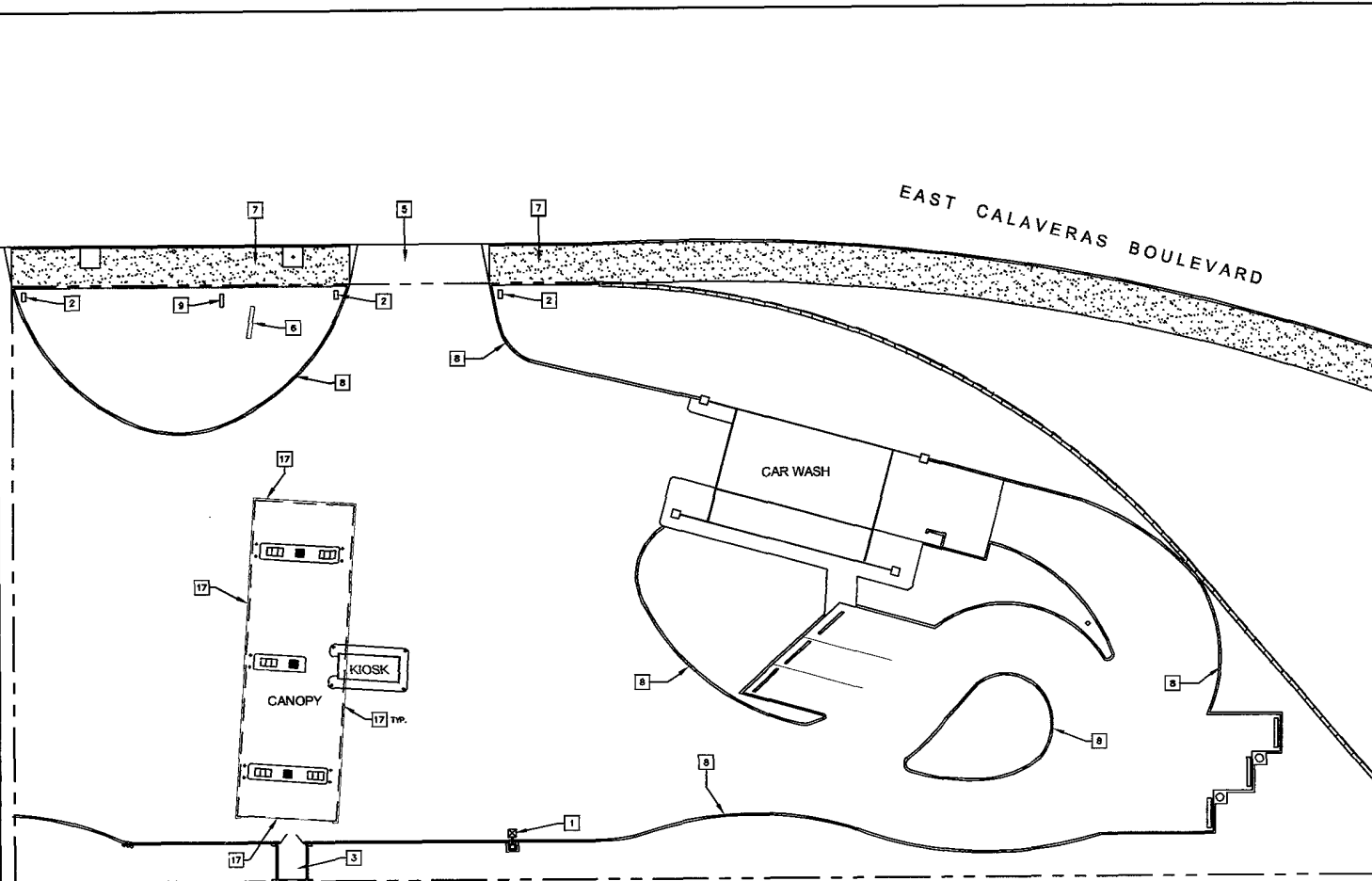
1. Approval of Use Permit No. UA2004-5 and "S" Zone Approval Amendment No. SA2004-33 is for a new 21-foot tall freestanding sign, as shown on the approved plans dated May 12, 2004. Any modifications to the conditions of approval require Planning Commission approval of an amendment to this Use Permit and a public hearing. (P)
2. The overall height of the sign as installed in the northwest landscape planter shall not exceed 25 feet. (P)
3. This approval does not include any repainting or building signage shown on plans, which has been reviewed and approved under a separate permit. (P)
4. Prior to building permit issuance, revised landscape plans shall be submitted to the satisfaction of Planning staff and include the following, which shall be installed prior to permit final:
 - a. A new landscape area around the base of the new sign, planted with annual flowers and replaced seasonally;
 - b. Replacement of sod in areas where price and prime signs bases are located once removed;

- c. Replacement of “red cinder” rocks in two landscape areas south of the carwash building with sod and annual flowers at base visible from the street and replaced seasonally.
- 5. All required landscaping shall be replaced and continuously maintained as necessary to provide a permanent, attractive and effective appearance. (P)
- 6. If at the time of application for building permit there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
- 7. This use shall be conducted in compliance with all appropriate local, state, and federal laws and regulations and in conformance with the approved plans. (P)
- 8. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. *The edge of the proposed sign shall be located minimum of 15’ back from the face of the curb, as shown on the submitted plan sheet A-1.* (E)

Planning Division = (P)

Engineering Division = (E)

ITEM #1.



SITE PLAN
SCALE: 1" = 30'-0"

PROJECT INFORMATION

COST CENTER NUMBER: 135593

RVI LEVEL: LEVEL 2

CANOPY STYLE: RANCH/TILE CANOPY

SHEET INDEX

A-1 SITE PLAN
A-2 PROPOSED BUILDING ELEVATIONS
A-3 PROPOSED BUILDING ELEVATIONS
A-4 EXISTING BUILDING PHOTOS
A-5 PROPOSED CANOPY ELEVATIONS
A-6 EXISTING CANOPY PHOTOS
A-7 SIGNAGE DETAILS

SHEET NOTES

- 1 EXISTING YARD LIGHT FIXTURE & POLE TO BE PAINTED #53 WHITE
- 2 EXISTING LOW LEVEL LIGHT FIXTURE TO BE PAINTED #51 DARK GRAY
- 3 EXISTING STORAGE ENCLOSURE TO BE PAINTED #53 WHITE
- 4 NOT USED
- 5 EXISTING DRIVEWAY TO REMAIN
- 6 EXISTING PRIME SIGN TO BE REPLACED, SEE DETAIL 2/A-7
- 7 EXISTING SIDEWALK TO REMAIN
- 8 EXISTING CURB TO BE REPAINTED #51 DARK GRAY
- 9 EXISTING PRICE SIGN TO BE REMOVED
- 10 NOT USED
- 11 NOT USED
- 12 NOT USED
- 13 NOT USED
- 14 NOT USED
- 15 NOT USED
- 16 NOT USED
- 17 EXISTING CANOPY ROOF TO REMAIN, GABLE ENDS TO BE PAINTED #51 DARK GRAY

SCOPE OF WORK

- 1) EXISTING BUILDING AND CANOPY SIGNS TO BE REMOVED OR REPLACED.
- 2) NEW SIGNS TO BE INSTALLED AS NOTED.
- 3) EXISTING BUILDING, DOORS AND CANOPY COLUMNS TO BE PAINTED.
- 4) EXISTING PUMP VALENCES TO BE REPLACED.
- 5) MONUMENT SIGN TO BE REFACED.

GENERAL NOTES

- A) EXISTING SITE CONFIGURATION AND MARKINGS TO REMAIN UNCHANGED UNLESS SPECIFICALLY NOTED.
- B) ALL PARKING STALL LINES TO BE RE-PAINTED, ACCESSIBLE STALLS AND ACCESSIBLE PATH OF TRAVEL TO BE PAINTED OSHA BLUE.
- C) EXISTING "ETD" SIGNS SHALL BE REMOVED.
- D) EXISTING PECTEN SIGNS SHALL BE REMOVED.
- E) IF CURBS HAVE BEEN PREVIOUSLY PAINTED, RE-PAINT DARK GRAY IF THEY ARE NATURAL, THEY ARE TO REMAIN NATURAL AND IF THE CURBS ARE SEAL FORMED THE CURBS MUST BE PAINTED DARK GRAY.
- F) FIELD VERIFY YARD LIGHT AND SIGN LOCATIONS.
- G) EXISTING SIGNS TO BE REFACED.
- H) NOT USED

REVISION HISTORY

DATE	DESCRIPTION
9-16-03	REMOVE TILES, ROOF DETAILS TO BE WHITE
03-17-04	ROOF DETAILS TO BE PAINTED GRAY, RETAIN (3) TILES, NEW SIGN
-	-
-	-

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SHELL RVI RETROFIT
COST CENTER# 135593
RANCH/TILE CANOPY-LEVEL 2
950 EAST CALAVERAS ROAD
MILPITAS, CALIFORNIA

DRAWN BY: DY

REVIEWED BY: GPC

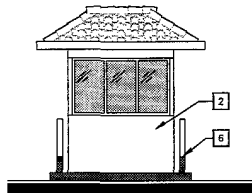
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DATE: 7-22-03

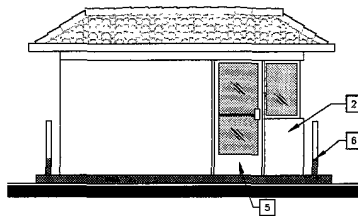
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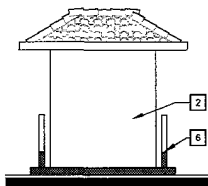
03-17-04



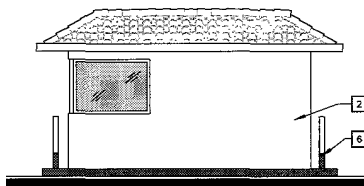
PROPOSED WEST KIOSK ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED NORTH KIOSK ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED EAST KIOSK ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH KIOSK ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NOTES

- 1 NOT USED
- 2 EXISTING EXTERIOR BUILDING WALLS TO BE PAINTED #53 WHITE
- 3 NOT USED
- 4 NOT USED
- 5 EXISTING DOOR AND FRAME TO BE REPAINTED #53 WHITE
- 6 EXISTING BOLLARD TO BE PAINTED #53 WHITE WITH #51 DARK GRAY BAND AT BOTTOM

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APPROVED BY: HK

DATE: 7-22-03

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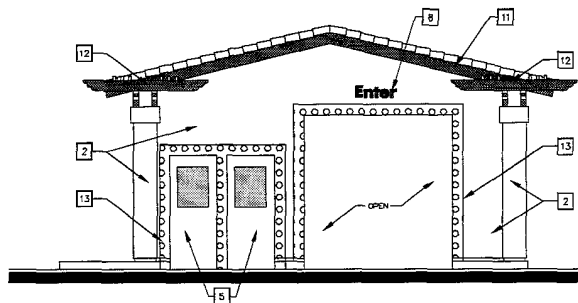
9-15-03

PROPOSED
BUILDING
ELEVATIONS

A - 2

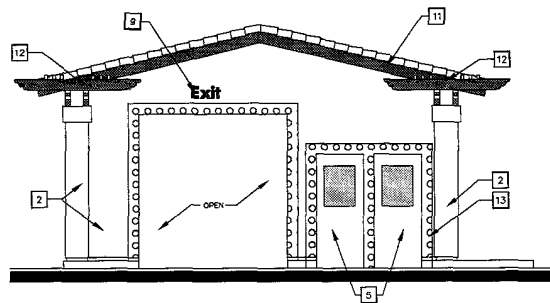
JOB NO: TC138

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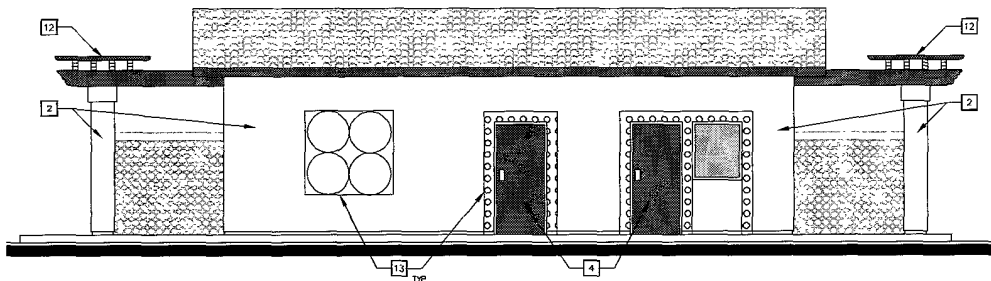
PROPOSED EAST CAR WASH ELEVATION

SCALE: 1/8" = 1'-0"



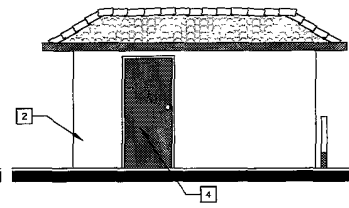
PROPOSED WEST CAR WASH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SOUTH CAR WASH ELEVATION

SCALE: 1/8" = 1'-0"

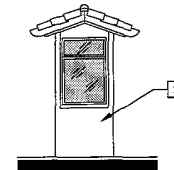


PROPOSED NORTH STORAGE ELEVATION

SCALE: 1/8" = 1'-0"

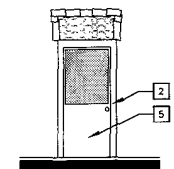
SHEET NOTES

- 1 NOT USED
- 2 EXISTING EXTERIOR BUILDING WALLS TO BE PAINTED #53 WHITE
- 3 NOT USED
- 4 EXISTING DOOR AND FRAME TO BE PAINTED #51 DARK GRAY
- 5 EXISTING DOOR AND FRAME TO BE PAINTED #53 WHITE
- 6 NOT USED
- 7 NOT USED
- 8 NEW "ENTER" INTERNALLY ILLUMINATED RED CHANNEL LETTERING, SEE DETAIL 18/A-7
- 9 NEW "EXIT" INTERNALLY ILLUMINATED RED CHANNEL LETTERING, SEE DETAIL 1C/A-7
- 10 NOT USED
- 11 CORBELS TO BE PAINTED #51 DARK GRAY
- 12 EXISTING TRELLIS STRUCTURES TO BE PAINTED #51 DARK GRAY
- 13 EXISTING DECORATIVE TILES TO REMAIN



**PROPOSED EAST ELEVATION
CARWASH PAY STATION**

SCALE: 1/8" = 1'-0"



**PROPOSED NORTH ELEVATION
CARWASH PAY STATION**

SCALE: 1/8" = 1'-0"

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MILPITAS, CALIFORNIA

DRAWN BY: DY

REVIEWED BY: GPC

APPROVED BY: HK

DATE: 7-22-03

REV. NO. REV. DATE

1 9-16-03

2 03-17-04

3

4

PROPOSED
BUILDING
ELEVATIONS

A - 3

JOB NO.: TC138

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EXISTING CAR WASH SOUTH ELEVATION PHOTO
SCALE: N.T.S.



EXISTING CAR WASH WEST ELEVATION PHOTO
SCALE: N.T.S.



EXISTING CAR WASH EAST ELEVATION PHOTO
SCALE: N.T.S.



EXISTING STORAGE NORTH ELEVATION PHOTO
SCALE: N.T.S.



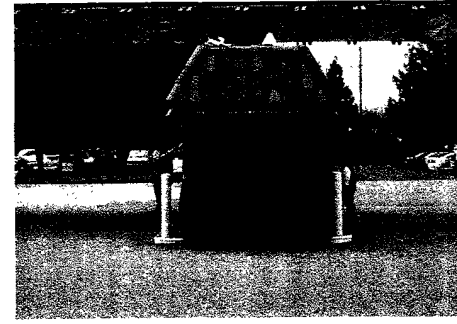
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SCALE: N.T.S.



EXISTING WEST KIOSK ELEVATION PHOTO
SCALE: N.T.S.



EXISTING NORTH KIOSK ELEVATION PHOTO
SCALE: N.T.S.



EXISTING EAST KIOSK ELEVATION PHOTO
SCALE: N.T.S.

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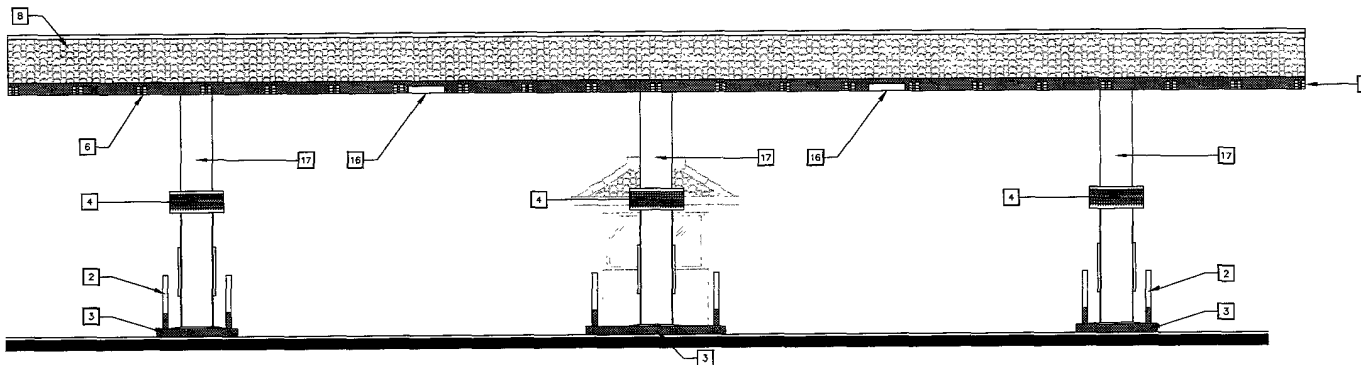
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EXISTING
BUILDING
PHOTOS

A - 4

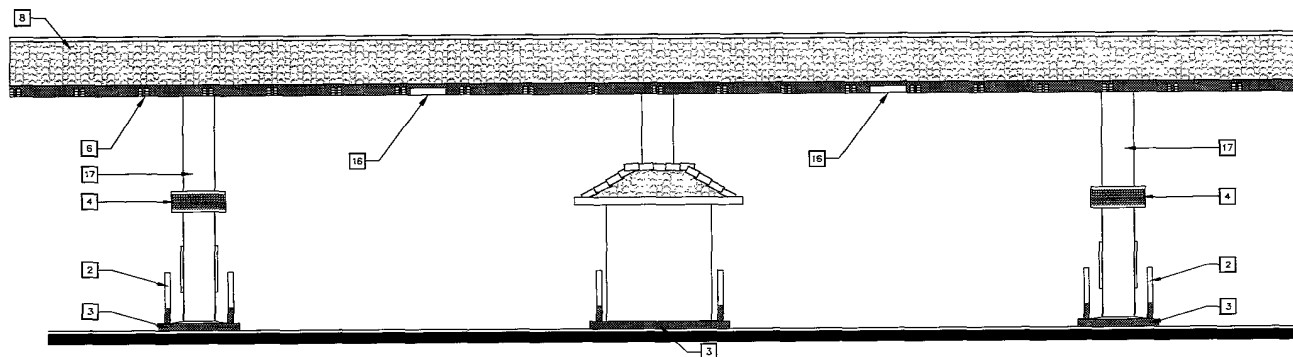
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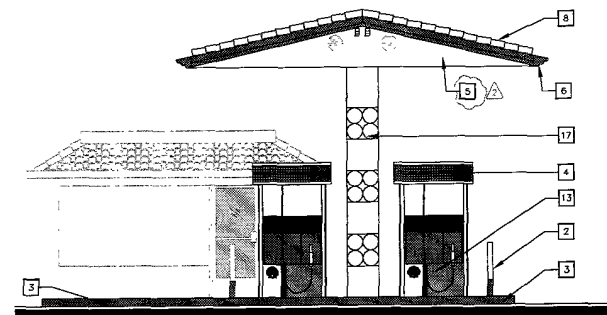
PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



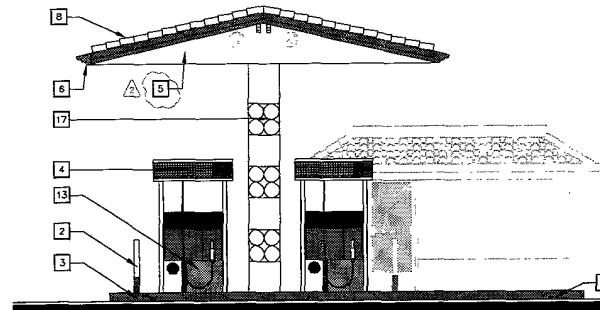
PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

SHEET NOTES

- 1 NOT USED
- 2 EXISTING BOLLARD TO BE PAINTED #53 WHITE WITH #51 DARK GRAY BAND AT BOTTOM
- 3 EXISTING ISLAND FORMS TO BE PAINTED #51 DARK GRAY
- 4 NEW DISPENSER VALENCIA TO BE INSTALLED
- 5 EXISTING CANOPY FASCIA TO BE PAINTED #53 WHITE
- 6 EXISTING WOOD CORBEL TO BE PAINTED #51 DARK GRAY
- 7 NOT USED
- 8 EXISTING CANOPY ROOF TO REMAIN
- 9 NOT USED
- 10 NOT USED
- 11 NOT USED
- 12 NOT USED
- 13 NEW DISPENSER DECAL TO BE INSTALLED
- 14 NOT USED
- 15 NOT USED
- 16 NEW CLEARANCE DECAL TO BE PLACED BETWEEN THE EXISTING TWO COLUMNS
- 17 EXISTING DECORATIVE TILES TO REMAIN

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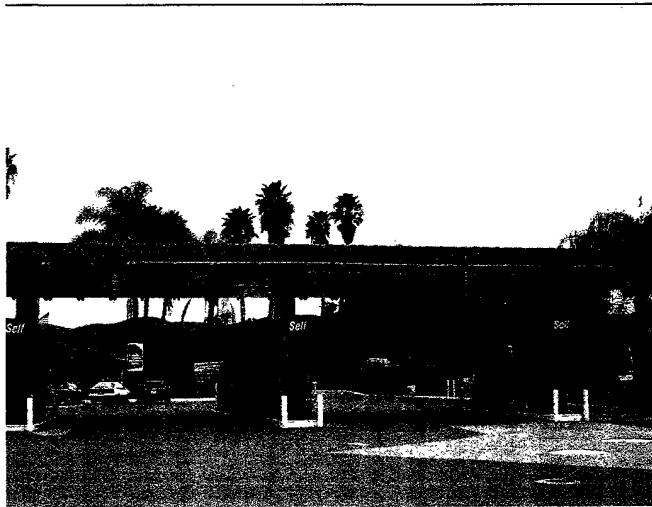
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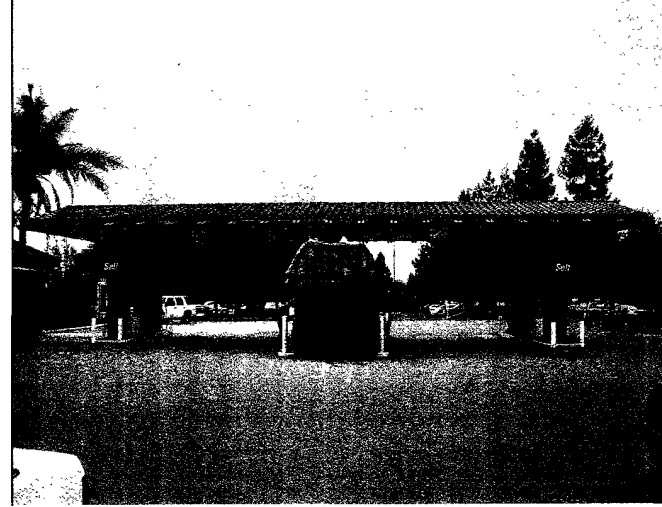
**PROPOSED
CANOPY
ELEVATIONS**

A - 5

JOB NO: TC138



EXISTING WEST CANOPY PHOTO
SCALE: N.T.S.



EXISTING EAST CANOPY PHOTO
SCALE: N.T.S.



EXISTING NORTH CANOPY PHOTO
SCALE: N.T.S.

ARC Inc.
ARCHITECTS

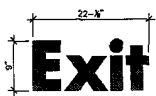
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SHELL RV/ RETROFIT
COST CENTER# 135593
RANCH/TILE CANOPY-LEVEL 2
950 EAST CALAVERAS ROAD
MILPITAS, CALIFORNIA

DRAWN BY:	DY
REVIEWED BY:	GPC
APPROVED BY:	HK
DATE:	7-22-03
REV. NO.	REV. DATE
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EXISTING CANOPY PHOTOS	
A - 6	
JOB NO.:	TC138

(A) NOT USED

(B) 

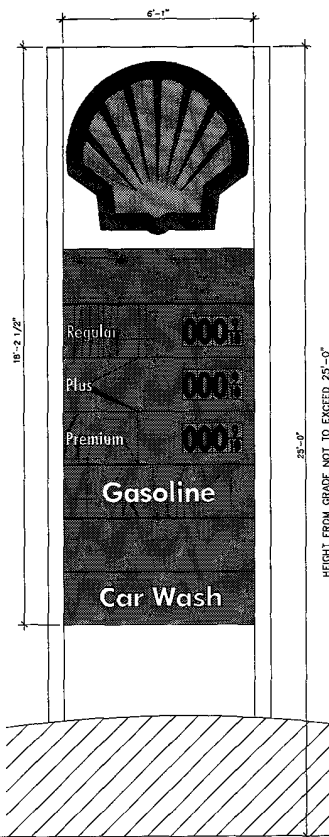
(C) 

(D) NOT USED

(E) NOT USED

(F) NOT USED

(1) SIGNAGE
SCALE: 1/2" = 1'-0"



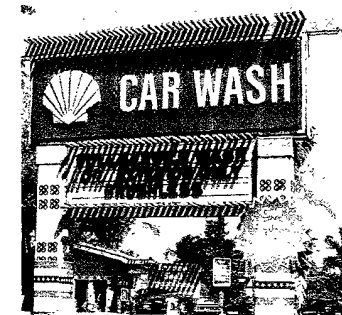
(2) PROPOSED PRIME SIGN ELEVATION
SCALE: 1/4" = 1'-0"

SIGNAGE CALCULATION

	EXISTING SIGNAGE	NEW SIGNAGE
BUILDING	0 S.F.	0 S.F.
CANOPY	50 S.F.	0 S.F.
CAR WASH	0 S.F.	3 S.F.
TOTAL	50 S.F.	3 S.F.

MONUMENT SIGN CALCULATION

	EXISTING SIGNAGE	NEW SIGNAGE
PRIME SIGN	110 S.F.	48 S.F.
SECONDARY	0 S.F.	0 S.F.
TOTAL	110 S.F.	48 S.F.



(3) EXISTING MONUMENT SIGN PHOTO
SCALE: N.T.S. TO BE REPLACED



(4) EXISTING 3 PRODUCT SIGN-PHOTO
SCALE: N.T.S. TO BE REMOVED

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SHELL RVI RETROFIT
COST CENTER# 135593
RANCH/TILE CANOPY-LEVEL 2
950 EAST CALAVERAS ROAD
MILPITAS, CALIFORNIA

DRAWN BY: DJ

REVIEWED BY: GPC

APPROVED BY: HK

DATE: 7-22-03

REV. NO. REV. DATE

1 9-16-03

2 03-17-04

3 03-31-04

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